

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	2/635 Hampton Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,137,000	&	\$1,250,700
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#### Median sale price

Median price	\$1,175,000	Hou	Ise	Unit	Х	Suburb	Brighton
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale 1 2/174-176 Church St BRIGHTON 3186 \$1,225,000 18/08/2018 2 8/41 Kinane St BRIGHTON 3186 \$1,202,500 15/09/2018 3 3/32 New St HAMPTON 3188 \$1,200,000 23/06/2018

#### OR

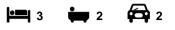
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,137,000 - \$1,250,700 **Median Unit Price** June quarter 2018: \$1,175,000

### Comparable Properties



2/174-176 Church St BRIGHTON 3186 (REI)

**=**3

**6** □ 1

Price: \$1,225,000 Method: Auction Sale Date: 18/08/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



8/41 Kinane St BRIGHTON 3186 (REI)

**1** 3

**Agent Comments** 

Price: \$1,202,500 Method: Auction Sale Date: 15/09/2018 Rooms: -

Property Type: Townhouse (Res)



3/32 New St HAMPTON 3188 (REI)

Price: \$1,200,000 Method: Auction Sale Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 





Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400 Generated: 09/10/2018 12:48